



Old World Architectural ~~Tuscan and Old~~
~~World European~~ Design Standards
for the City of Zillah

Historical Precedent

Old World architecture has evolved over hundreds of years. The hillsides of Europe are rocky and feature a varied topography that encouraged the use of more natural materials such as stone and tile. Buildings were designed with low pitches and large overhangs to adapt to the rugged, hot conditions. Historically, brick and timber were used for structural and aesthetic purposes. Plaster or stucco walls allowed for the creative use of color pigments that reflected the clay soil conditions.

Landscape plays an important role in Old World architecture as most country buildings were working farms. The trees allowed for cool shade and provided opportunities for outdoor living in courtyards and under large patio porch areas that featured walls of doors and windows that facilitated cross ventilation. The use of a warm color palette; colors including, but not limited to, terracotta, olive green, deep reds, deep oranges, deep yellows, and deep browns on main buildings. The use of a cool color palette may be used for accents and trim; colors including but not limited to, blues, greens, and stone grey. Materials using or similar to natural textures like stone, tile, aged wood, exposed wood beams, wrought iron, welded ornamental steel in black and copper, and some grapes and olives.

Design Characteristics

The design characteristics provide some essentials for massing, scale and proportion, and building materials, in understanding this particular period. They are identified as, but not limited to:

General Design Characteristics

- a. Low pitch roofline
- b. Large overhangs (Tuscan)
- b.c. Incorporation of simple, stepped massing, highlighted with towers, cupolas and varied chimney forms
- d. Detailed eaves with wood/plaster
- e. Use of material such as stucco or plaster
- f. Use of colors in warm earth tone palette
- g. Natural textures such as stone, brick veneers, tile, or aged wood
- h. Accents including tile surround, wrought iron, welded ornamental steel in black and turned wood
- i. Use of balconies, patios, shed roof elements, clerestory windows, gable end or trellis arcades and colonnades of stylized columns or arches

Old World Design Standard
Required Elements

Architectural Building Standards

- | | | | |
|----|------------------------|----|---------------------------------|
| 1. | Building Massing/Scale | 4. | Roof Pitches/Materials |
| 2. | Exterior Materials | 5. | Windows/Doors |
| 3. | Color Selection | 6. | Architectural Forms and Details |

1. Building Massing/Scale

The scale and massing of each building ~~shall~~should reflect the architectural style and intent that relates all parts of the structure as a whole. Proportion, scale and balance are primary design components that complement each structure for a uniform streetscape. Variety in building massing is encouraged. Articulation of wall and roof planes will be required. (See Appendix EA)

Compatible~~Appropriate~~:

- Articulation of wall/ roof planes
- Simple, bold forms and geometries
- One/ two story structures to convey human scale
- Thematic architectural elements
- Courtyards/Loggias/ Porte coheres
- Hip roofs/ gable roofs/ turrets
- Consistent window clusters/ groupings
- Four sided (4) architecture

~~Inappropriate~~Incompatible:

- Unbroken/ flat wall/ roof planes
- Over weighted front elevation design
- Un-coordinated massing/ material/ color design

2. Exterior Building Materials

Exterior building materials ~~shall~~should be ~~appropriate~~Compatible to the architectural styles described above. Bricks, mortars, wood sheathing, Stone and stucco ~~is-are~~ widely used in Old designWorld design. One of the reasons for this is that the medieval houses and the farm houses dotting the landscape were all built from natural materials. Colors and textures will be important design elements as they convey the Old World style and ensure its compatibility. (See ~~Appendix C~~Appendix A)

Compatible:

- Natural wood sidings and trim
- Manufactured sidings (or equivalent)
- Hardiplank® Lap Siding (or equivalent)
- Hardipanel® Vertical Siding (or equivalent)
- StoneLite™ panels (or equivalent)
- Eldorado Stone® Veneer (or equivalent)
- Owens Corning® Cultured Stone (or equivalent)
- Textured stucco Siding
- Natural or simulated stone Siding
- Masonry
- Select metals (copper)
- Rough or re-sawn exterior patio covers/ trellises

Incompatible*:

- Vinyl Sidings
- T-11 Sidings
- Steel Sidings
- Aluminum sidings
- Metal garage swing doors
- Aluminum windows
- Any "add on" metal patios/sheds/outbuildings
- Select plastic patio covers or trellises

*= Developers/contractors are encouraged to explore the wide variety of new maintenance-free and/or environmentally conscious materials now available. In all instances, alternate exterior materials will be reviewed by the Building Official with the community image uppermost in mind.

3. Color Selection

It is encouraged to use "warm" color palettes that are subtle and rich. It is encouraged that the entire material/color scheme be coordinated as it relates to texture and finish with age. Wood trim should be stained with earth tone colored, semi-transparent stains or painted as accents. Old World style is the use of natural colors in the basic decorating schemes. Cooler colors found in nature may also be used as accents or trim. All of the colors used evoke images of the harmony of the building in relation to nature. The basic color palette comes from the landscape and agriculture. The main colors used in Old World design, but not limited to, are earthy and natural tones like terracotta, olive green, deep reds, stone grey, deep oranges, deep yellows, and deep browns. Colors are made to look weathered or are muted in some way to create an atmosphere of timeless beauty. High intensity, fluorescent, metal flake, iridescent, gild, chrome and high gloss metallic are prohibited. (See Appendix C-Appendix A for examples)

Compatible:

- | | |
|---|---|
| <ul style="list-style-type: none">All surfaces to be painted/stained including roof flashingSubtle/rich colors from "warm" palettesWoods may be painted/stainedMaximum of four (four) exterior colors selections on painted surfaces | <ul style="list-style-type: none">Coordinated body/trim/accent applicationsCoordinated material/color selection<u>Cool color palettes (accents or trim)</u> |
|---|---|

Inappropriate/Incompatible:

- | | |
|---|---|
| <ul style="list-style-type: none">Cool color palettes (<u>main walls</u>)Bright color palettesFluorescentMetal FlakeIridescentGild | <ul style="list-style-type: none">ChromeHigh Gloss MetallicReflective surfaces other than hardwareUnpainted exterior surfaces<u>Pastel colors</u> |
|---|---|

a. Color Approval Process

In establishing the sequence of Old World designing review approvals by the Building Official, a Color approval process must be provided with the final design review application. The Color approval should be provided in 8.5" x 11" format and should contain the following:

- a. Each exterior finish should be clearly shown where it will be applied.
- b. Fully explain all proposed exterior materials, including types of finish. (i.e.; Paint, exterior white, semi gloss).
- c. Provide a factory/supplier catalogue that describes the type and color of roofing and/ or fencing material. Photocopies are not acceptable.
- d. Provide color chip of exterior siding material and finish.
- e. Provide color chip and finish for trim color.
- f. Provide color chip of accent color for any shutters, railings, doors, etc.
- g. Provide any window frame color.
- h. Provide any exterior wall-paver colors.

4. Roof Pitches/Materials

As the dominant structural element of the building, the roof design is viewed as the primary theme element of the style chosen. Principal roof forms such as hip and gable are encouraged. New Construction will be allowed to have flat sections if architectural style supports their use, but they are otherwise discouraged. New Construction roof pitches ~~shall~~ should be a minimum of 4:12. Variation in roof pitch can be at the discretion of the Building Official. The maximum height for any structure ~~shall~~ should be fifty feet (50')¹. Varying roof planes and wall plates are encouraged. Concrete and clay tile, slate, copper, and architectural dimension composition shingles are some of the permissible materials. Most buildings have a variety of roof shapes and multiple roof lines. Hip roofs often connected with gables, shed or flat roofs projected from two story structures. Flat parapet roofs are generally limited to small wings or garages. Most roofs have little or no overhangs. Barrel tiles were used almost exclusively. (See ~~Appendix C~~ Appendix A for examples)

Suggested:

- Gable / hip roof forms / shed forms
- Varied plate / wall / roof heights
- Combined one and two story elements
- Varied ridgelines
- Wood shakes
- Gambrel, mansard parapet roofs

¹ ZMC 17.18

Earth Tone Clay, slate or concrete roof tile; flat, barrel or "S" shaped
Pre-existing "Loose rock" roofing may only be set in a built-up type flat roof on
roof surfaces not visible from the fronting street
Flush printegral solar roof tiles, panels in anodized, black finish roofing
Earth Tone Architectural dimension composition shingles

Accepted Metal Roofs:

Copper Metal Roofs
Stile® Metal Sales Roofing in Spanish Clay, Regal Red, Slate Gray or
Tudor Brown color. Stile® Roofs need to be finished off with
~~appropriate~~Compatible accessories.
Met Tile® Metal Roofing in Morocco Red, Mission Clay, Ranchwood
Brown Slate Gray and Spanish Red color. Met Tile® Roofs need to be
finished off with ~~appropriate~~Compatible accessories.
Metro Roman and Metro Tile II steel with stone granules coating in
Mission Red, Terra Cotta, Mission Gold, Barcelona, Birch-II, and Walnut.
Metro Roman and Metro Tile II roofs need to be finished off with
~~appropriate~~Compatible accessories.

Unsuitable:

- ~~Unapproved Metal roofing~~
Unharmonious materials and colors
3-Tab Composition shingles
~~Corrugated tin~~
Aluminum roofs

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Materials should appear similar to those used historically.

- Masonry was the traditional material, and is preferred for new construction. This includes stone and brick.
- New materials will be considered on a case-by-case basis. If used, they should appear similar in character to those used historically. For example, stucco, cast stone or concrete should be detailed to provide a human scale.
- New materials also should have a demonstrated durability in the Zillah climate.

Simple material finishes are encouraged for large expanses of wall plane.

- Matte, or non-reflective, finishes are preferred. Polished stone and mirrored glass, for example, should be avoided as primary materials.

5. Windows/Doors/Shutters

The ~~articulation~~expression of windows and doors is a significant design element that ~~shall~~ should be carefully reflective of the theme. It will again be important to consider their design in the four (4) sided architecture of the building. Recessed and otherwise accented detailing ~~appropriate~~Compatible to the style ~~shall~~ should be used. Fully recessed openings are encouraged, although wood projections and projecting windows may be used to articulate wall surfaces. Main entries are often single leaf doors, with or without glazing. Doorways are often flanked by columns, pilasters supporting cornices and semi-circular or triangular pediments or are enclosed in rusticated blocks. Windows are often divided by muntins (strip of wood or metal separating and holding panes of glass) and are either two or three panes in width. Arched openings were an important design element. Windows are often flanked by columns or trim,

sometimes supporting round arches either glazed or with carved spandrels. Windows have rectangular or square divided lites [\(grid look\)](#). Doorways were often decorated with classical archivolt trim and keystone or flanked by wood or masonry decorative moldings. (See [Appendix C](#) [Appendix A](#) for examples)

~~Appropriate~~Compatible:

- Divided light/grids all four (4) elevations
- Warm color accented window frames
- Architectural canvas awnings
- Wood shutters
- Round/half round and like windows
- Transoms/stack window groupings
- Consistent theme and head / sill detailing
- Wood/raised paneled/detailed entry/accent doors
- Dutch doors/French doors

~~Inappropriate~~compatible:

- Silver/gold or other metallic frame colors
- Reflective glass
- Metal awnings
- Galvanized or unpainted surfaces
- ~~Inappropriate~~Compatible detailing at heads and sills

[Wood and certain types of metal were used for window, door and storefront surrounds, and should be continued, when possible.](#)

6. Architectural Forms and Details

The details of the style will be important in the conveyance of the look and feel of quality desired in the City of Zillah. The exterior detailing ~~shall~~should be consistent with the style and be designed on all four (4) elevation facades. The incorporation of architectural details such as balconies, awning, pergola, porches, verandahs, Porte coheres; turrets, scaled towers, chimneys and other design elements convey the design intent and provide for variation for the streetscape. First floor patios and trellises, and second floor decks and patios ~~shall~~should be designed to reflect the architecture of the building with similar detail, materials and colors. Exterior stairs ~~shall~~should be designed with enclosed risers and treads of waterproof materials compatible with the building. Rail detail ~~shall~~should be consistent with the Old World style of building. ~~Each property is embellished in its own unique manner.~~The design and application of decoration and trim are individualized. Stucco is often applied in a rough texture to provide a backdrop for other architectural elements. Balconies are supported by carved brackets and usually have either wrought iron, welded ornamental steel in black or turned wood railings. Embedded glazed, multi-colored tiles are widely used as ornaments; for example, as the surface finish in the tympanum (the space enclosed between the lintel and the arch), and for decorating chimneys and other architectural elements. Glazed tile was also utilized as kick panels below storefronts and around door openings in commercial structures. Awnings ~~shall~~should be made of heavyweight vinyl, acrylic or canvas fabrics. (See [Appendix C](#) [Appendix A](#) for examples)

[Victorian and Queen Anne: Often including ornate detailing with steep pitched roofs, subservient porches, fancy gable ends, clapboard siding, and a prominent front bay window.](#)

Folk Victorian: A simplified version of the Victorian design without the complex ornamentation.

Neo-Victorian: Modern interpretations of the Victorian details or massing.

National Folk: Simple gable roofed buildings with simple windows and front porches with simple columns.

Spanish: Spanish-style buildings seen with cement plaster walls, earth-toned colors and terra-cotta tile roofs.

Neo-Spanish: Modern interpretation with cement plaster and natural colors.

Craftsman: Expression of structural members, exposed rafter tails, exaggerated beams and columns, and use of deep colors.

Neo-Craftsman: Simpler version of the Craftsman style often with less detail.

The Georgian Style: Georgian styles feature square, symmetrical shapes, and are well proportioned. A centered entry, and portico with columns. Entry door pediment is well proportioned & supported by columns, with arched transoms over the doors. The roofs are generally gabled or hipped and feature dentil moldings to eaves, with brick/stone fronts.

The Tudor Style: The Tudor style has its roots in Medieval England. The dominant feature of the Tudor home is the half-timbering on the stucco. The other identifying features of the Tudor home are similar to those of the Arts and Crafts home, steep, intersecting rooflines, that incorporate the second story into the main roof, gable dormers, minimal overhangs, asymmetrical massing, recessed or turreted entries, grounded stone fireplace chases, grouped single or double-hung windows with stained glass divided lights or transoms, and beautifully patterned stonework.

The Arts & Crafts Style: The Arts and Crafts movement has its roots in traditional English architecture, to revive the medieval decorative arts predating industrialization. The identifying features of the Arts and Crafts home include steep-pitched and intersecting rooflines, which incorporate the second story into the main floor, gable and eyebrow dormers, a dominant curved roof line, minimal overhangs, asymmetrical massing, recessed entries, grounded stone fireplace chases, and grouped single or double-hung windows.

The Colonial Style: Colonial styles are symmetrical & rectangular in appearance. The overhangs are supported by columns and pillars. Front verandas are cozy and protected, and are generally crested. Common colonial features include functional roof dormers, with lower pitched gable roofs. Double hung, multi-pane windows are accented with shutters. Exterior facades are finished with brick, or stone and wood siding. Exterior doors are usually multi panel in design with sidelights and topped with rectangular transoms, or fan lights, or circle top transoms.

AppropriateCompatible:

Balconies, pergola, awnings, porches, verandahs, turrets as appropriateCompatible for architectural style

Shutters, window boxes, bays, courtyard walls
Consistent front, rear, side detailing
Simple forms, shapes
Detailed decks and patio covers and trellises
Outdoor structures to match architecture of building
Exterior railings of wrought iron, welded ornamental steel in black wood, or other compatible material
Columns, archways compatible with architecture
Detailed chimney flues and caps/ simple shape and form
Exterior material for chimneys to match building style

Inappropriate/compatible:

Out of proportion, inappropriate/compatible theme elements
Exposed Cross bracing of wood at second floor decks
Appearance of "tacked on" rear patio covers and trellises
Disconnected architectural/landscape elements
Prefabricated exterior stairs (metal or concrete)
Exterior pipe columns/thin posts/thin pilasters
Exposed spark arrestors/flues

~~7. Mechanical Equipment~~

~~All efforts to screen mechanical equipment on the exterior shall be taken to visually downplay exposure to streets or adjoining lots. All air conditioning / heating equipment, soft water tanks, utility meters and structures, satellite dishes, etc. shall be screened from public view. Exterior ground-mounted equipment must be screened with materials and structures that reflect the style of building. Compressors or other noise-generating equipment should be located to the rear of buildings. (See Appendix C for examples)~~

~~8. Gutters/Downspouts~~

~~All gutters and downspouts shall be designed to reflect the style of building. Styles may be exposed or concealed. Designs may include, but are not limited to, full face, half round, concave or others. Exposed gutters, downspouts and flashing shall be painted to match adjacent roof or wall materials. Materials such as copper will be allowed.~~

~~9. Antennas/Satellite Dishes~~

~~Exterior satellite dishes shall be placed so as not to face the public view, and shall be screened by structural and design elements that are compatible to the building.~~

15.30.040 Site Elements

- | | |
|----------------------------|---------------------|
| 1. Entries | 5. Retaining Walls |
| 2. Entry Pilasters/Columns | 6. Decks |
| 3. Street Address Plaques | 7. Patio Material |
| 4. Fencing | 8. Outdoor Lighting |

1. Entries

The entry into the City of Zillah envisioned as an "old estate." It is envisioned that each building have design elements incorporated that allude to the sense of visual privacy associated with the

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timeless neighborhoods. In many cases, buildings and their landscaping were intertwined and created a "soft wall" effect of vine-covered fences along the streetscape. Subtle entry monuments, pilasters and gates identified the entry to the property itself with glimpses of the building behind.

1. Maintain a clear definition of the street edge.

The edge of the sidewalk should be clearly defined as a "street wall," which helps define the street as an urban space.

2. Enhance the street level as an inviting place for pedestrians.

Providing features that are visually interesting and that are in human scale are essential. These may include but not be limited to storefront windows, display cases, art and landscaping.

3. Relate to buildings in the area.

Buildings combine to establish a sense of continuity in the area, while also accommodating variety in design and detail. As properties are improved, they should enhance the overall image of the area as a place to do business. Each building can help contribute to this visual continuity of the City Zillah while also meeting individual owners' needs.

4. Additional key principles for the design of commercial buildings

Many buildings in the City of Zillah are retail/personal services oriented. For them, these basic principles also should be considered:

a) Use a simple, unified design whenever possible.

An individual building should have a simple, unified design that serves as a frame for the windows that display goods or reveal services offered inside. If the design and its colors are too "wild," they will detract from merchandising, and if they are too plain, they will not draw enough attention. These guidelines encourage the use of colors from the warm color pallet for the main structure and use of cooler color pallet for accents or trim.

b) Use the entire building front as your image.

Coordinate upper and lower floors into a single design concept, even if the upper floors are not a part of the ground floor business. This can serve the "attention-getting" function and can be much more effective than a large sign.

c) Develop a clear presentation to the street.

A single, clear design concept that avoids clutter and directs the customer's eye where you want it is important. Your design scheme should easily lead the viewer's attention to displays of goods, views of activities inside and ultimately to the business entrance. Use only a few colors throughout and keep signs to a minimum. Place them where they will lead a customer to products or activities.

2. Entry Pilasters/Columns

Individual vehicular entry gates, pedestrian scale gates, entry portals and front courtyards are allowed where they complement the architectural style of the primary building and the streetscape.

Pilasters and columns should be made of stone, masonry, stucco, or other materials which

harmonize with the architecture, materials, colors and forms of the primary businesses. Exposed concrete block and sheet materials such as plywood are not permitted.

Entry columns and pilasters proposed within the front setback areas or within any street frontage setback areas would need to be reviewed. The design and materials of these features should integrate with the theme of the business ~~and landscape elements~~ and be included in site ~~and~~ plans submitted to the Building Official.

a. Fencing

_____ All front fencing ~~shall~~ should be screened with fast growing vines and/or shrubs. This will create a "soft wall" effect. The planting of the screen vegetation will allow for a solid "hedge" effect softening the overall streetscape. Suggested shrubs and vines are provided in Appendix A the Landscape Guidelines section of the Design Guidelines.

_____ The front, side and rear fencing preference is either wrought iron or welded steel ornamental fence in black, cooper, or dark green ~~on approved colors~~ however; stylistically unique and modern materials may be available or become available in the future that can comply with the standards. Approval of alternative materials should be subject to the standards, purpose, and intent contained in this chapter. Wood framed with black hog wire grid, black vinyl chain link (cyclone fencing), ~~may also be~~ used only where the fence would be screened with fast growing vines and shrubs. Stand alone fencing may include choices such as wood grain or stucco textured vinyl and wood or vinyl picket or concrete fences. The fencing height ~~shall~~ should be uniform as it progresses down the side yard and becomes the wing fencing. (See Appendix A for examples)

_____ Generally, walls or fences, which abut common areas, are owned and maintained by the individual lot ~~Owner~~ owner. -The style and location of all existing or proposed walls and fences are to be included in all site plans for structural or site improvements ~~and landscape plans~~. (See Appendix C for examples)

3. Street Address Plaques

Street address plaques may be placed on an entry monument, column or pilaster. The style and proposed material should ~~compliment~~ complement the architectural style of the business and exterior fixtures, yet be tastefully visible so as to be clearly viewed from the street. The location should be submitted as part of the plan package to the Building Official.

4. Planters

Our large urns, basin and planters, in the richest of warm earthy colors, decorate walls, counters and shelves and bring Tuscan style to the Mediterranean garden, terrace and foyer. Complete the ~~Italian Tuscan and Old World European~~ Old World style with accessories designed in classic forms. Create an impressive focal point when decorating with large urns, basins, planters and containers that make the business beautifully ~~Tuscan and Old World European~~ Old World style. Planters are encouraged for landscaping.

5. Fountains

There were two broad classes of ~~Tuscan and Old World European~~ Old World style water fountains: the freestanding or "isolated" type, designed for the center of a piazza town square, court, or garden; and the "engaged" or wall fountain, placed against a wall at the end of a

square or courtyard. Fountains in the ~~Tuscan and Old World European~~ Old World style are encouraged.

6. Retaining Walls

Retaining walls ~~shall~~should be made of materials that blend with the setting and the architecture. All retaining walls should be configured to fit sensitively with the topography. Retaining walls with exposed off-site views should be colored to harmonize with adjacent structures and the existing natural setting.

7. Decks

Decking material and colors should be compatible with the building. No exposed cross bracing is permitted. Railing design should be compatible with the ~~shall match~~ architecture and should harmonize with the architecture in finish, texture or color. Stepped decking is encouraged. The potential issues of privacy and views from the adjacent lot and rear yard neighborhood must be taken into consideration when the businesses and decks are being designed.

8. Patio, Driveway, Sidewalks, and Entryway Materials

Paving materials ~~appropriate~~Compatible are those with a natural, rustic appearance. Brick, masonry, or interlocking concrete pavers set in sand, turf block, and textured, patterned and colored concrete resembling natural materials are all ~~appropriate~~Compatible paving types.

Patios and walkways should be in medium earth tones found in the surrounding environment. Use of permeable paving materials is encouraged. Stamped concrete or asphalt, is encouraged in concrete or asphalt that is designed to resemble brick, slate, flagstone and stone. You can use stamped concrete on decks, sidewalks, driveways, entries and courtyards, and patios.

9. Outdoor Lighting

Treatment of outdoor lighting is especially critical in a visually prominent rural setting. Lighting should be unobtrusive and functional. Simple non-intrusive hooded fixtures are encouraged.

The illumination of doorways is encouraged, high wattage floodlighting is prohibited. All landscape lighting ~~shall~~should be mounted near ground level. Indirect or hooded lighting is strongly encouraged and when possible, lamps should be concealed.

a) Use lighting for the following:

- To accent architectural details.
- To address safety
- To accent building entries.
- To accent signs.
- To illuminate sidewalks.

b) Use lighting as it was used historically in the area.

- Shielded lighting is preferred.
- Lighting should not dominate a facade or the street.
- Washing the entire facade with light in some cases may be Compatible.

Old World Design Standard

General Planning & Landscaping Information
Including Optional Elements

Planning Guidelines

1. Site Planning -Building Height, Building Setbacks
2. Easements and Utilities
3. Grading and Soils Testing*
4. Driveways / Parking
5. Exterior Lighting

6. Accessory Structures
- ~~6~~7. **Mechanical Equipment***
8. **Gutters/Downspouts***
9. **Antennas/Satellite *
Dishes**

*= Optional Elements

1. Site Planning

The goal of site planning is to integrate all buildings, landscaping and other site improvements with the natural or existing features of the land. The site plan should reflect functional needs of each business, while being sensitive to the property's characteristics and design opportunities. Consideration should be given to the potential impact of the plan upon adjacent buildings. It is the responsibility of the Owner to use a licensed surveyor or civil engineer to field verify the accuracy of all such information, included but not limited to, general information, including lot dimensions, minimum setbacks, easements, and other site conditions, and lot corners, tree locations, grades and all other pertinent lot information necessary to prepare an accurate and

complete site plan². In the Commercial – Tourism Zone ~~shall~~should not occupy or cover more than ninety percent of the total lot with impervious surface and ten percent with landscaping.³

The City of Zillah has established minimum building setbacks set forth in our Zoning code for all structures.⁴ Additional attached elements of the building, such as decks, porches, trellis structures and wing walls are considered to be part of the house, and will not be allowed to encroach into setback areas. The Building Official may consider variances in the case of unique site characteristics. Driveways, patios, and walks may encroach areas. Fences and retaining walls may be placed on the property line.

~~Landscaping~~Landscape shall~~should~~ be maintained by each individual property owner. It is envisioned that this space will reflect the individual Business owner ~~landscape plan concepts~~ utilizing plant material, ground covers and turf that further enhance their respective property, while enhancing the overall streetscape of the project. The front fencing ~~must~~should ~~shall~~ be augmented with hedges, plants and/or vines to create a greenscape and complement the proposed planting concepts for each lot, with the overall goal being a diverse yet cohesive streetscape. The area ~~shall~~should be irrigated and maintained to the standards set forth in the Guidelines.

A. Maintain the alignment of buildings at the sidewalk edge.

- Locate the front building wall at the sidewalk line when feasible.
- Where a building must be set back from the sidewalk, use landscape elements to define the sidewalk edge.

B. Orient a primary entrance toward the street, when possible.

- Buildings should have a clearly defined primary entrance. For most commercial buildings, there should be a recessed entryway.
- Secondary public entrances to commercial spaces are also encouraged on larger buildings.

C. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

2. Easements and Utilities

Easements, building setback lines, utility stubs, fire hydrants, and other special conditions for each lot are shown on final map. However, not all such information is included and field locations may vary. You should inspect your building site for the actual location of utilities, streetlights, street signs, drainage swales, transformers and facilities located within the ten foot (10') multipurpose easement along the frontage of each street. Landscaping, walkways, driveways, fencing and similar improvements may be permitted within certain easements, but any cost associated with the removal of such features for accessing any utilities, underground pipes or other facilities may be the responsibility of the Lot Owner. No permanent structures may be built within any easement.

3. Grading and Soils Testing*

² ZMC 15.10

³ ~~Shall~~Must conform to ZMC 15.10 and 17.06

⁴ ZMC 17.18.020

Whenever possible, structures should be designed to incorporate the topography of each lot. Grading required for patios and other landscape improvements should reflect the same concepts as used for structural improvements. Prior to any construction on a lot, each Owner is advised to conduct ~~appropriate~~Compatible soils investigations specific to the Owner's lot.

4. Driveways / Parking

Driveways are to be concrete or asphalt with consideration given to the use of exposed aggregate or other decorative concrete treatment or stamping so that the driveway does not become the dominant landscape feature. There should be a landscape buffer between any driveway and the property line, which will allow positive drainage and consideration of existing utilities.

5. Exterior Lighting

Other than lighting for access points to the business, exterior lighting may be utilized for walkways, entry features, architectural enhancements, outdoor entertainment and recreation. Exterior lighting should utilize low illumination fixtures and be kept as close to grade as possible. All exterior lighting is to be submitted to and approved by the Building Official prior to installation.

6. Accessory Structures

These Design Guidelines apply to all structures constructed on a lot, including any accessory structure such as, but not limited to, casitas, gazebos, and storage structures. Owners may not construct any such proposed structures until the Building Official reviews and approves the plans and specifications. The design of all accessory structures must be compatible with the architecture of the business. Materials and color selections, roof pitches, etc. should incorporate the same interior elements used in the business. All setback requirements will apply to these structures. Detailed construction plans applicable to the construction of a business will also be needed for any accessory structure, including a site plan, elevations, material selections, colors, etc.

7. Mechanical Equipment*

All reasonable efforts to screen mechanical equipment on the exterior should be taken to visually downplay exposure to streets or adjoining lots.

8. Gutters/Downspouts*

All gutters and downspouts should be designed to reflect the style of building. Styles may be exposed or concealed. Exposed gutters, downspouts and flashing should be painted to match adjacent roof or wall materials. Materials such as copper will be allowed.

9. Antennas/Satellite Dishes*

Exterior satellite dishes should be placed so as not to face the public view, and should be reasonably screened by structural and design elements that are compatible to the building.

~~15.30.060~~ **Landscape Guidelines**

1. ~~Plan Approvals,~~
Installation and Maintenance
2. ~~Planting Material~~General
Information- Cleaning

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- 3. ~~Planting Material*~~~~Tree Protection~~
- 4. Irrigation System Requirements

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*= Optional Elements

Thoughtful, quality landscaping is strongly emphasized for the appearance of each business, as well as the City of Zillah as a whole. Careful design consideration ~~must~~ should be given through planting, irrigation and drainage of lots adjacent to each other. ~~Planters emphasize plants from the plant list. Additional plants not listed in the Tuscan and Old World European style Standards will be reviewed and approved when presented with the original plan submitted to the Building Official.~~

1. ~~Plan Approval, Installation, and Maintenance:~~

~~Prior to commencement of any landscape, installation or any modification of existing landscaping, all plans must be reviewed and approved in writing by the Building Official.~~ Landscaping ~~shall~~ should be continuously maintained in a neat and orderly fashion such that it presents a well kept, visually pleasing appearance at all times. Plants need to be maintained to avoid insect accumulation. Storm runoff occurring on all new lots and developments (private property) should be retained and disposed of on site.

2. General information- Cleaning Landscape Plan:

- ~~b. LOT: The residential lot on which the improvement is proposed to be constructed.~~
- ~~c. OWNER: The record owner of any residential lot.~~
- ~~d. OWNER'S IMPROVEMENTS: All improvements on an Owner's Lot which are subject to Building Official review~~

STREET CLEANUP: Owner agrees to clean Adjacent Street and Common Area Improvements daily (and prior to 3:00 p.m. on every Friday) of any mud, dirt or debris caused by or the result of construction activities by Owner, it employees, contractors, subcontractors or suppliers.

OTHER DAMAGE AND CLEANUP: Owner acknowledges that the construction of Owner's improvements may cause damage to City improvements in open space areas, common areas, and other portions of the City of Zillah. In addition, Owner acknowledges that open space areas, common areas and other portions of City of Zillah may require general cleanup of debris resulting from the construction of Owner's improvements. Owner agrees to repair any such damages and to remove any such debris from the open space, common area or other areas, including nearby residential lots, which are caused by or the result of construction activities conducted by Owner or Owner's employees, contractors, subcontractors or suppliers.

STORAGE OF AND REMOVAL OF TRASH AND DEBRIS: Owner hereby agrees that Owner ~~shall~~ should store all trash and debris in ~~appropriate~~ Compatible containers. Such containers and any stored material ~~shall~~ should not be located upon any street, curb, sidewalk or adjacent property or within ten (10) feet of any curb or sidewalk. All trash and debris ~~shall~~ should be

removed by 3:00 p.m. each Friday or, if sooner, within three (3) days after receipt of a demand from the City of Zillah.⁵

~~Landscape plan shall indicate (Minimum scale of 1" = 10')~~

- ~~a. All existing trees to remain (and any proposed to be removed);~~
- ~~b. Existing and proposed topography; setbacks from property lines or structures;~~
- ~~c. Location of all proposed turf and planting areas; plant materials;~~
- ~~d. Other proposed and existing improvements, such as patios, decks, retaining walls, walkways, fences, shade structures;~~
- ~~e. Irrigation system and drainage plan.~~

~~Landscaping plans shall provide as a minimum the following:~~

- ~~1) Conceptual plan for the whole site consistent with the business architectural style;~~
- ~~2) For plants, including trees, shrubs and ground cover, their location, size (like one gallon), and number of plants;~~
- ~~3) Botanical and Common name for all plants;~~
- ~~4) Location of all hard-scape elements such as front columns, fences, gates, concrete, trellis, other structural elements. On a separate page architectural details shall be provided for each of these elements including dimensions, setbacks, construction materials, and any additional information necessary for construction;~~
- ~~5) Plans shall provide sufficient vines and/or shrubs for all front and side fencing resulting in a screened effect for privacy and to create a soft wall effect.~~

Thoughtful, quality landscaping is strongly emphasized for the appearance of each business, as well as the City of Zillah community as a whole. Careful design consideration must be given through planting, irrigation, and drainage of lots adjacent to each other.

Sections of the guidelines such as those for Fencing with specific requirements and setbacks should be reviewed to ensure all landscaping is consistent with the guidelines.

~~The landscaping should provide adequate detail, showing contours, existing trees, drainage, and all affected architectural features, such as doors, windows, decks, and other existing or proposed improvements.~~

3. Planting Material*

Consideration should be given to plant material indigenous to the area. Drought tolerant plants along with drip irrigation systems should be utilized where practical. The following planting materials are recommended. ~~Additional plants not listed in the Tuscan and Old World European style Standards will be reviewed and approved when presented with the original plan submitted to the Building Official.~~ The plants should be considered for use to provide privacy and "softening" at fencing within the project. Each plant has specific characteristics that may contribute to its effectiveness and ability to screen and grow quickly, as well as other attributes

⁵ ZMC 15.10

that may be considered negative (plants that attract bees, have poisonous plant parts, or produce pollen, for example). *Please consult the Sunset Western Garden Book (plant zone 6) for specific information prior to planting any of these species. All landscaping must be insect free planting material.*

4. Irrigation System Requirements

~~Landscape Building~~ plans ~~for new construction~~ must provide for adequate irrigation to properly maintain plantings. Each front and rear yard ~~shall~~should have an automated irrigation system, designed to conserve water while being in compliance with all applicable codes and regulations.

~~Landscape plans should establish zones of plant materials with similar watering requirements. Controllers should be programmed for minimum watering for healthy plant growth. Valves should be zoned for similar plant materials and irrigation techniques (e.g., one valve for turf area sprinklers, one valve for shrub area bubblers or drip emitters, etc.). The system should be checked on a regular basis and programming should be adjusted as required by the change in seasons.~~

~~15.30.070~~ Construction Guidelines and General Construction Rules

I. Proposed Construction Schedule:

Proposed Construction Schedule: Construction Owner ~~and~~ plan ~~shall~~should indicate approximate commencement and completion for ~~both~~ building construction ~~and landscape construction~~. The completion of ~~front of the business~~ landscaping and other landscaping visible from the street or common areas ~~shall be within twelve (12) months~~ following the completion of the building. Completion of ~~back of the business~~ landscaping ~~shall be within eighteen (18) months~~ following the completion of the businesses.

~~For unusual circumstances, the owner may submit a letter to the Building Official requesting an extension of time for completion of front and rear landscaping. The Committee will review the request to determine if the circumstances warrant an extension and will notify the owner of the Building Official decision.~~

II. General Construction Rules

The Owner is responsible for making certain that their Contractor and all subcontractors receive a copy of, understand, and comply with the following Design and General Construction Rules for work performed in the City of Zillah.⁶ The Planning/Building Official, at their discretion enforces these rules and pursues any necessary remedies to the full extent of the law.

⁶ ZMC 15.10

1. No parking or storage of materials and soil is permitted in the open space or common areas. The contractor will take all necessary measures to maintain erosion and / or dust control during construction. The contractor will be responsible for keeping the street clean in front of the lot, and will prevent mud or other debris from entering the street and gutter areas, and into the drainage systems.
2. No loud music or unnecessary noise will be tolerated. Sound may be disturbing to surrounding businesses.
3. Concrete trucks will be washed out only on the lot under construction, not under trees or in the streets. Drivers of vehicles are responsible for cleanup of any spillage of materials in the development.
4. All job sites are to be kept as neat and clean as possible.
5. Contractors are to use only those utilities provided on the lot. If any utility lines or stubs are cut or otherwise damaged, it is the responsibility of the contractor to report said damage to the lot ~~Owner~~owner and City immediately.
6. If a building site is not kept clean, or if any damage is done to any trees, pavement or curbs, sidewalk, adjacent property, the property ~~Owner~~owner will be notified by the City immediately.
7. Must obtain a City Business License.

III. Construction Guidelines

Improvement work can begin once final approval has been granted by the Building Official and ~~appropriate~~Compatible approvals and permits have been obtained ~~by~~through the City. It is understood that changes may occur during construction. However, any proposed changes to the plans, materials, colors, etc. which will be visible from outside the building~~house~~, must be reviewed and approved by the Planning/Building Official prior to implementing the change. Periodic inspections may be made on improvements under construction to verify that they are being built according to the approved plans. The Building Official has the authority to stop construction and require the unauthorized or proposed construction or modification to be corrected or approved prior to continuation of construction.

~~—15.30.080 Color Board Application~~

~~In establishing the sequence of the application for designing review approvals by the Building Official, a Color Board must be provided with the final design review application. The Color Board shall be provided in 8.5" x 11" format and shall contain the following:~~

- ~~a. — Each category of exterior finish shall be defined to its location.~~
- ~~b. — Fully describe all proposed exterior materials, including types of finish. (i.e.; Paint, exterior white, semi-gloss).~~
- ~~c. — A factory catalogue shall be submitted to describe type and color of roofing material. Photocopies are not acceptable.~~
- ~~d. — Provide color chip of exterior siding material and finish.~~
- ~~e. — Provide color chip and finish of trim color.~~
- ~~f. — Provide color chip of accent color for shutters, railings, doors, etc.~~

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g. ~~Provide window frame color.~~

h. ~~Provide exterior wall paver colors.~~

IV. ~~15.30.090~~ **Construction & Compliance**

DEFINITIONS:

a. ADJACENT IMPROVEMENTS: The sidewalks, curbs, gutters, paving and drainage, common area improvements, or other site improvements immediately adjacent to the Lot.

DESIGN DISTRICT MAPS



